



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Presentation of information related to applications submitted pursuant to the City of Lodi's Growth Management Plan for residential development for 2005

MEETING DATE: July 6, 2005

PREPARED BY: Lynette Dias, Contract Planner

RECOMMENDED ACTION: Report only. No action recommended. Confirm direction staff is pursuing is acceptable or provide alternative direction.

BACKGROUND INFORMATION: The purpose of this report is to provide the City Council with an update on the number of Residential Growth Allocation applications received and the Community Development Department's proposed approach to processing the applications.

The Growth Management Ordinance was adopted in 1991 to:

- govern the future growth and development of the city;
- provide a growth management system to regulate the character, location, amount and timing of future development so as to achieve the policies stated in the Lodi General Plan;
- provide for increased housing opportunities for all segments of society; and
- promote and protect the public health, safety and welfare by regulating the future use and development of land in the city.

The policies of the Ordinance place a two percent yearly limitation on residential growth based on population, to be compounded annually. This limitation does not apply to:

- Commercial and industrial projects;
- Senior citizen housing;
- On-site replacement of housing in existence as of September 1, 1989; and
- Projects of four units or less. (Ord. 1521 § 1 (part), 1991)

The Growth Management Schedule for 2005 and the units available for allocation are shown in the attached tables. A total of 448 units are scheduled to be allocated for 2005, based on a population growth of two percent, and 3,382 units are available from expired and unused allocations from previous years (1989 to 2004).

APPROVED: 
Blair King, City Manager

Applications Received

A total of six applications for Growth Management Review were received by the May 31, 2005 deadline which has historically been utilized by Community Development Department Staff. One of the applications submitted was rejected by City staff, as the applicant did not have authorization from the property owner. The applications accepted by the staff are listed below and the project locations are shown on Figure 1. Figure 2 shows the Growth Management Priority Areas.

	Location	Project Name	Priority	Residential Units		
				Single-Family	Multi-Family	Total
1	West of Lower Sacramento Road between Kettleman and Harney Lanes	Westside Project	3	606	215	821
2	West of Lower Sacramento Road between WID Canal and Vine Street	Southwest Gateway	3	1,205	328	1,533
3	1515 S. Lower Sacramento Road	Westgate Apartments	1	0	158	1,58
4	401 E. Harney Lane	Miller Ranch	1	67	0	67
5	452 E. Almond Drive	Almond Drive Multi-Family Housing	1	0	16	16
TOTAL				1,878	717	2,595

Processing Applications

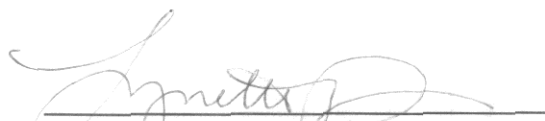
In past years, the Community Development Department has processed all the applications for Residential Growth allocations simultaneously and presented all the requests in one staff report to the Planning Commission and City Council. Due to the total number of allocations being requested and the size of the two priority three applications received this year, staff is planning to process the Priority 1 applications separate from the Priority 3 applications. Staff anticipates that the Priority 1 applications will each require an Initial Study and Mitigated Negative Declaration to be prepared and take approximately four months to process prior to being ready to present to the Planning Commission. Staff is recommending that an environmental impact report (EIR) be prepared for the Priority 3 applications and anticipates that it will be six to eight months before these applications will be ready for consideration by the Planning Commission and City Council.

FISCAL IMPACT:

The applicants for the Westside Project and Southwest Gateway have entered into a reimbursement agreement with the City to cover all the costs associated with processing these applications. The applicants for the other three applications each paid the standard application fees (\$1,650 for Development Plan Review, \$50 for Preliminary Environmental Assessment, plus additional fees if other approvals such as a rezoning or general plan are requested.) The application fees will cover a portion of the costs associated with processing the applications, but will not cover all of the associated costs. Many cities in the State have transitioned to a cost recovery program to capture all the costs associated with processing development applications. City staff may consider implementing such a program in the future.

FUNDING AVAILABLE:

Not applicable.



Lynette Dias, Contract Planner

SJB/jmp

Attachments
Growth allocation tables

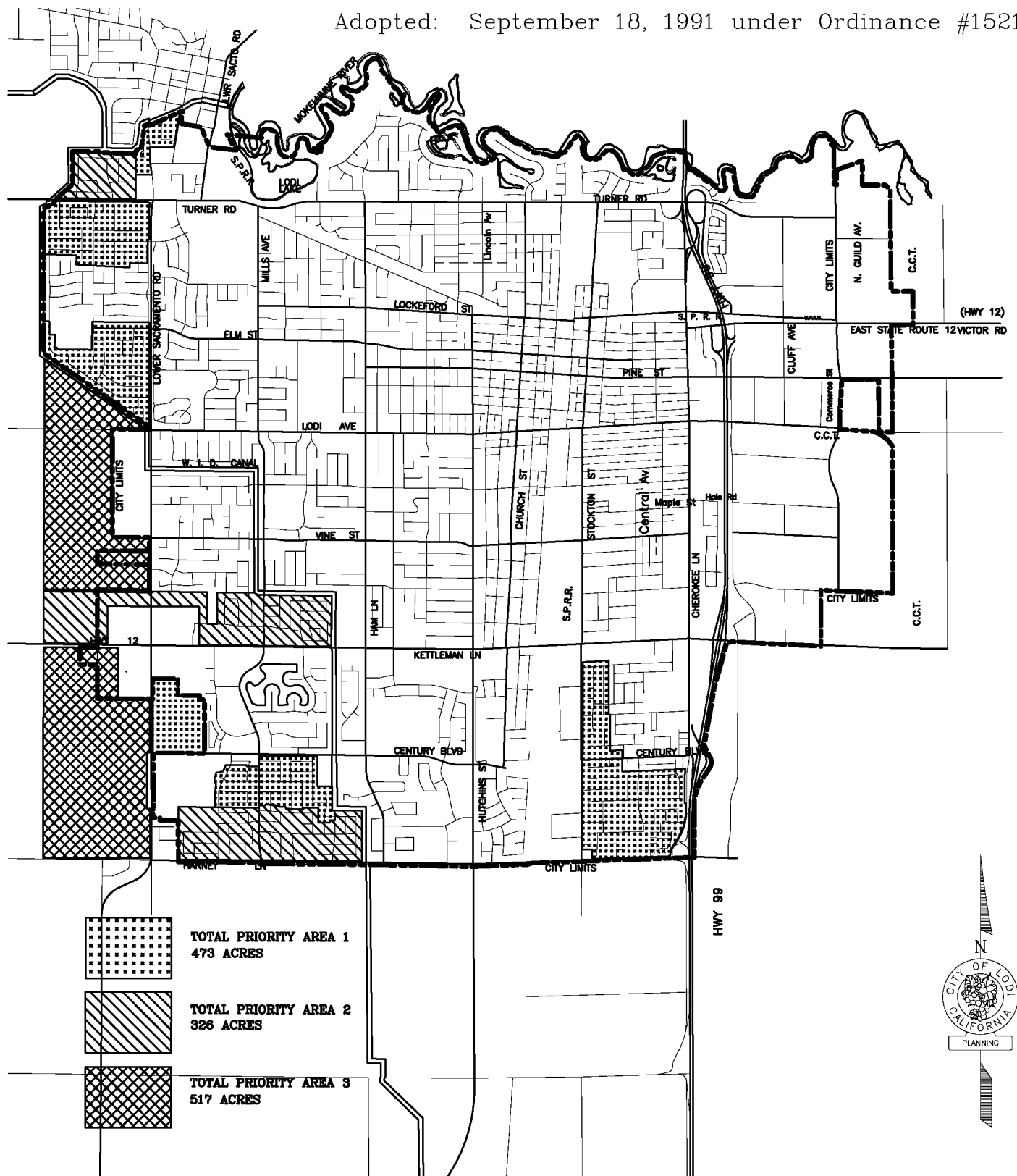
cc: Lynette Dias



COMMUNITY DEVELOPMENT
DEPARTMENT

RESIDENTIAL PRIORITY
DEVELOPMENT AREAS

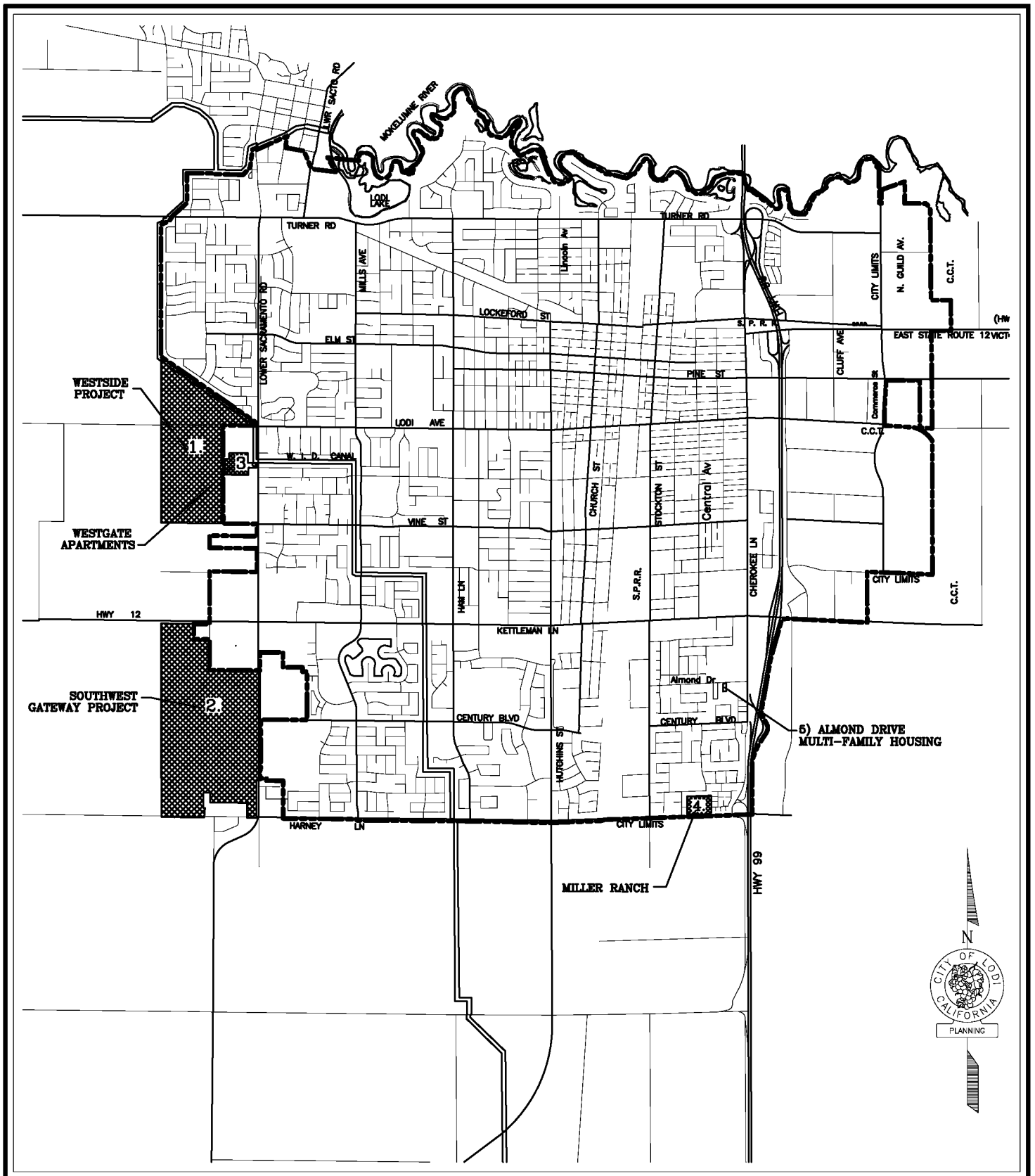
Adopted: September 18, 1991 under Ordinance #1521





COMMUNITY DEVELOPMENT
DEPARTMENT

Growth Managment
Development Plan Locations
2005



City of Lodi Residential Growth Management Schedule 2005

Adopted: September 18, 1991 under Ordinance #1521

Year	Population	% Actual Growth	2% Pop. projection	Persons/ Household	Total units per year	Single Fam. @ 65%	Med density @ 10%	High Density @ 25%
** Sep-89	50,990		1,020	2.572	397	258	40	99
Sep-90	52,010	2.00%	1,040	2.567	404	263	40	101
Sep-91	53,050	2.00%	1,061	2.630	403	262	40	101
Jan-92	53,186	0.26%	1,064	2.664	399	259	40	100
Jan-93	53,701	0.97%	1,074	2.680	401	261	40	100
Jan-94	53,903	0.38%	1,078	2.680	402	261	40	101
Jan-95	54,694	1.47%	1,094	2.697	406	264	41	102
Jan-96	54,473	-0.40%	1,089	2.662	409	266	41	102
Jan-97	54,812	0.62%	1,096	2.659	412	268	41	103
Jan-98	55,681	1.59%	1,114	2.684	415	270	42	104
Jan-99	56,926	2.24%	1,139	2.695	423	275	42	106
Jan-00	57,935	1.77%	1,159	2.709	428	278	43	107
Jan-01	58,600	1.15%	1,172	2.710	432	281	43	108
Jan-02	59,431	1.42%	1,189	2.745	433	282	43	108
Jan-03	60,521	1.83%	1,210	2.770	437	284	44	109
Jan-04	60,769	0.41%	1,215	2.760	440	286	44	110
Jan-05	62,467	2.79%	1,249	2.789	448	291	45	112
Jan-06	63,716	2.00%	1,274	Est. 2.789	457	297	46	114
Jan-07	64,990	2.00%	1,300	Est. 2.789	466	303	47	117
TOTALS:					8,013	5,208	801	2,003

** Sep '89 population number equals 2/3 of the population difference of Jan '89 and Jan '90 added to Jan '89

NOTE: Population and persons per household per State Department of Finance.

Actual percentage increases in population may be higher or lower than 2%. Calculation of building permit allocations is based on a 2% increase of the current year population figure.

Available Allocations for 2005

Density	Available Allocations			
	Scheduled for 2005	% of total	Remaining From Prior Years	Total Available for 2005
Single-Family	291	65%	1424	1715
Medium Density	45	10%	298	343
High Density	112	25%	1660	1772
TOTAL	448		3382	3830